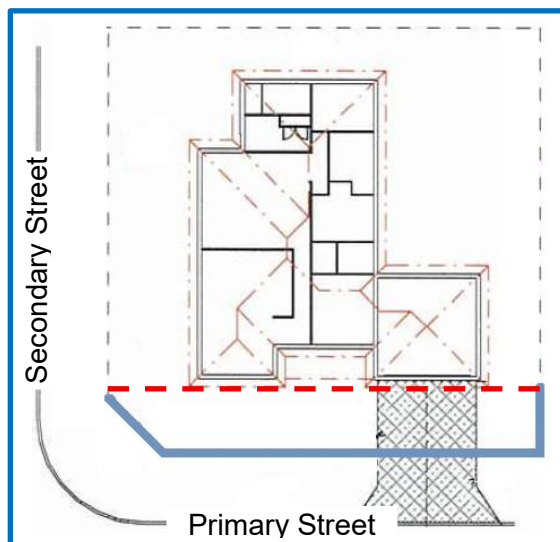


Fence Information Sheet

61 Broun Avenue, MORLEY WA 6062 | P: 9272 0622 | F: 9272 0665 | mail@bayswater.wa.gov.au | www.bayswater.wa.gov.au

Fence Classification



- Front Setback Line
- Front Fence
- Dividing Fence

The front setback line is specified in the Residential Design Codes and is based on the property's zoning and lot configuration. For example, the front setback line for a single house zoned R25 is 6m behind the primary street boundary.

Front Fences

Fences between the primary street boundary and front setback line are considered front fences. For corner lots, the front setback area extends around any truncations of the lot. The secondary street frontage is considered a side boundary (i.e. dividing fence)

Dividing Fences

Fences behind the front setback line are considered dividing fences. An 1800mm high dividing fence is considered a sufficient fence under the City's *Fencing and Floodlighting Local Law*. The Local Law permits a dividing fence up to 2100mm high with the affected neighbour's consent.

Neither the City's Local Law nor a development approval or building permit issued by the City overrules the requirements of the *Dividing Fences Act 1961*. The Act is governed by the Department of Local Government, Industry Regulation and Safety (DLGIRS). Contact DLGIRS in the first instance should you have any queries in relation to the Act.

Fence Approval Requirements

Type of Fence	Fence Specification		Approval Required	
	Material	Height	Planning	Building
Front Fence	Brick, Colour Bonded Metal*, Concrete, Corrugated Fibre*, Timber, Tubular Steel, Stone	≤750mm	No	No
	Colour Bonded Metal*, Corrugated Fibre*, Timber, Tubular Steel	≤1800mm	No^	No
	Brick, Concrete, Stone	>750mm, ≤1800mm	No^	Yes
Dividing Fence	Colour Bonded Metal, Corrugated Fibre, Timber	> 1800mm, ≤ 2100mm	No^	No
		> 2100mm	Yes	Yes
	Brick, Concrete, Cement, Stone	> 1800mm, ≤ 2100mm	No^	Yes
		> 2100mm	Yes	Yes

*Colour bonded metal and corrugated fibre fencing are not permitted adjacent to the primary street boundary.

^Additional design requirements apply under the Residential Design Codes, described below. Proposed works varying from the "Deemed-to-comply requirements" of the Residential Design Codes will require planning (development) approval.

Residential Design Codes Requirements

A proposed fence varying from the “Deemed-to-comply requirements” of the Residential Design Codes will require planning (development) approval.

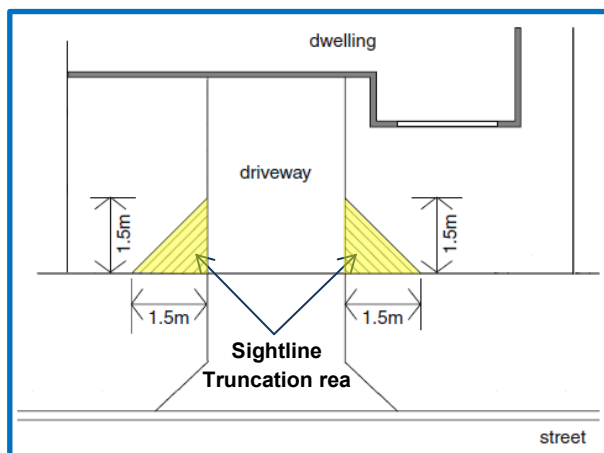
- Any section of fence, whether a front fence or dividing fence, that is located near a driveway must have adequate **Sightlines** provided.
- Front fences must be **Visually Permeable** above 1200mm, measured from the street level (excludes pillars with horizontal dimensions of 400mm by 400mm or less).
- Front fences must not exceed 1800mm in height, measured from the street level.

Sightlines

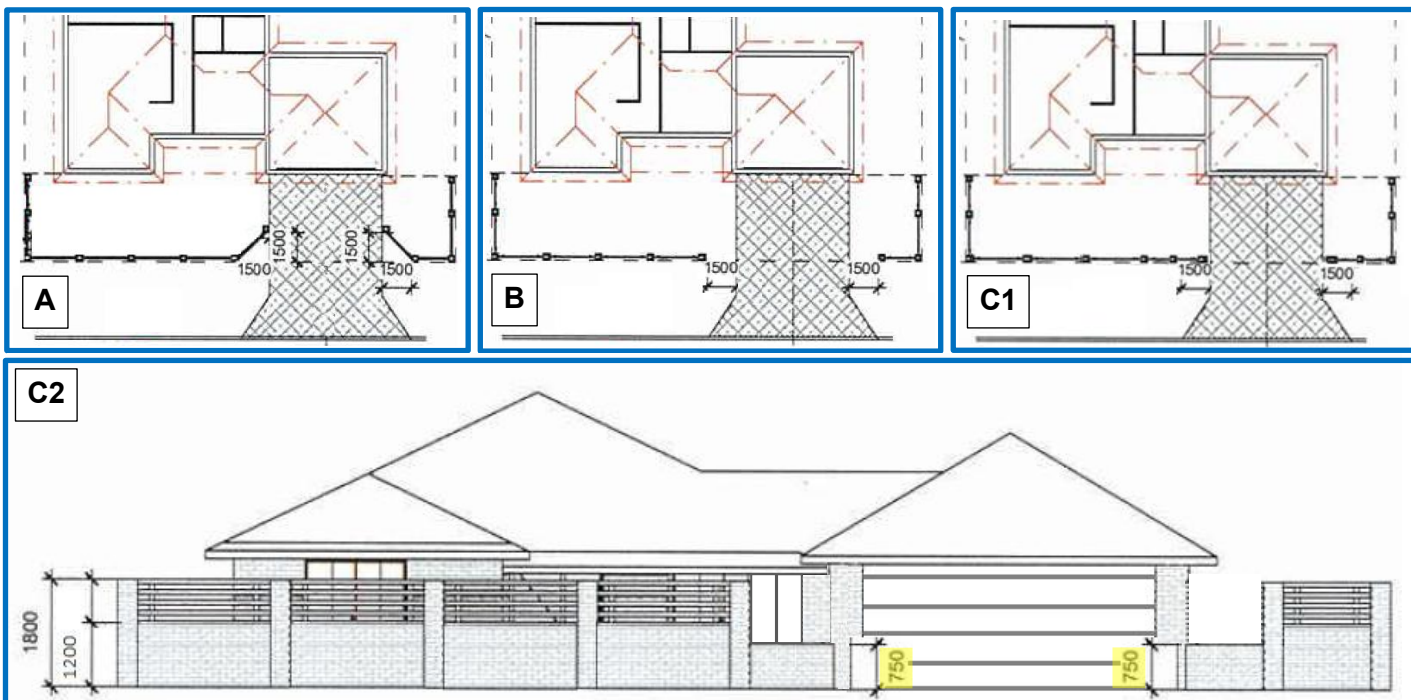
A Sightline Truncation is an area within 1500mm of where a driveway meets the front boundary. The purpose of these areas is to ensure safety by providing unobstructed sight lines at vehicle access points.

Solid portions of wall, piers, columns or infill panelling within these areas must not exceed 750mm in height.

A fence located within 1500mm of the driveway of an adjoining property is subject to the same requirements.



Examples of Sightline Truncation Areas



A shows a fence being built around the truncation area

B shows a fence being set back from the truncation area

C1 / C2 shows a fence built inside the truncation area where no wall, pier, column or infill exceeds 750mm

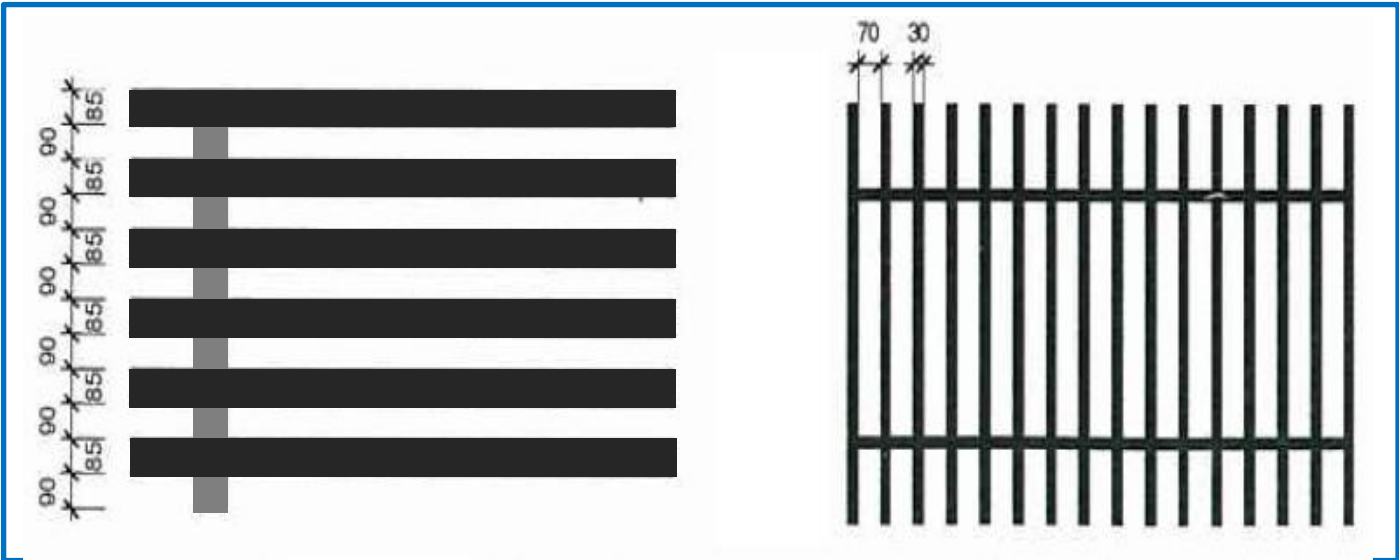
Visual Permeability

Visually permeable is defined in the Residential Design Codes as a structure where the vertical surface, when viewed directly from the street or other public space, has:

- Continuous gaps 50mm or greater in width occupying at least one third of the total surface area; or
- Continuous gaps less than 50mm in width occupying at least one half of the total surface area

Designing Visually Permeable Fencing			
Slat Sizes permitted based on Gap Sizes		Gap Sizes required based on Slat Sizes	
Gap size	Slat Size	Slat Size	Gap size
< 50mm	≤ the gap size	≤ 50mm	≥ the slat size
≥ 50mm	≤ 2x the gap size	> 50mm, ≤ 100mm	≥ 50mm
		> 100mm	≥ 0.5x the slat size

Examples of Visually Permeable Fencing



Structural Specifications/Details for Residential Fencing

Structural specifications/details are required for all building permit applications. You may use the City's approved details (addenda) / specifications (below) but any change or methods of construction outside of the City's details/specifications will require Engineer's Certification of that specification/detail.

In circumstances where the product comes as a manufactured kit form i.e. Colorbond® Fencing or Modwalls® System, the City **may** consider accepting manufacturer's specifications provided the details submitted, identify all relevant structural requirements to erect the wall and the site is suitable for the system.

Approved Specifications for Fencing

Picket Timber Fence

- Corner posts to be 125mm x 125mm x 2400mm and intermediate posts to be 125mm x 75mm x 2400mm spaced at 2400mm centres;
- Corner posts to be strutted two ways with 100mm x 50mm x 450mm sole plates and 75mm x 50mm struts;
- Intermediate posts to be doubled yankee strutted with 150mm x 25mm x 450mm struts;
- All posts to have tops with a 60mm weather cut and to be sunk at least 600mm into the ground;
- Rails to be 75mm x 50mm with each rail spanning two bays of fencing double railed or bolted to each post with joints staggered;
- The fence to be covered with 75mm x 20mm sawn pickets, 1800mm in height placed 75mm apart and doubled nailed to each rail; and
- The height of the fence to be 1800mm.

Corrugated Fibre

- A minimum in-ground length of 25 per cent of the total length of the sheet, but in any case shall have a minimum in ground depth of 600mm;
- the total height and depth of the fence to consist of a single continuous fibre reinforced cement sheet;
- the sheets to be lapped and capped with extruded "snap-fit" type capping in accordance with the manufacturers written instructions; and
- the height of the fence to be 1800mm.

Composite Fence (e.g. brick and picket)

The minimum specifications for brick construction are:

- Brick Piers at maximum 1800mm high: 230mm x 230mm at 1800mm maximum centres or 230mm x 350mm at maximum 2700mm centres and bonded to a base wall at minimum 514mm high wall.
- Reinforcing Rod - R10 Galvanised Rod: 1500mm high with a 250mm horizontal leg set 65mm above base of footing.
 - Two rods shall be provided for 230mm x 350mm piers.
- Footings strength at 20MPa: at a minimum size of 500mm long and 200mm height minimum embedment of 86mm below ground. The ground is to be compacted to 6 blows per 300mm with a penetrometer.
- Mortar for brickwork shall be 1:1:6 (cement, lime, sand) mix.

How to Prepare an Application for a Fence

Planning (Development) Approval

- **Application form** - An application for Development Approval form signed by all landowners.
- **Scaled Plans:**
 - **Site Survey** - An overhead diagram of the site and adjoining verge indicating lot boundaries, existing development, vegetation, driveways and verge infrastructure;
 - **Site Plan** - An overhead diagram of the site and adjoining verge indicating lot boundaries, driveways, and the dimensions of the fence (include truncation dimensions and brick pier size & spacing); and
 - **Elevations** - A ground-level diagram indicating the dimensions of the fence (include heights and visual permeability specifications).
- A copy of the **Certificate of Title**, no more than 6 months old. A copy can be purchased from Landgate if required.
- A **cover letter** outlining the proposed works and providing justification for any variations to the deemed-to-comply requirements of the Residential Design Codes.

Building Permit

- **Application form** - Either a BA1 (certified) or BA2 (uncertified) application form.
- **Scaled Plans;**
 - **Site Plan** - an overhead diagram of the site indicating boundaries, driveways, and the dimensions of the fence (include truncation dimensions and brick pier size & spacing).
 - **Elevations** - A ground-level diagram indicating the dimensions of the fence (include heights and visual permeability specifications).
- **Structural Specifications/Details**